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Signed: October 09, 2007

Leslie Tchaikovsky

LESLIE TCHAIKOVSKY
U.S. Bankruptcy Judge

Attorneys for HOME123 CORPORATION, its successors and/or assigns

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

In re

ANITA BEALL CARR,

Debtor(s).

Case No. 07-42118-LJT

Chapter 7

R.S. No. ABA-483

ORDER GRANTING MOTION FOR
RELIEF FROM AUTOMATIC STAY

DATE: September 28, 2007

TIME: 11:00 a.m.

CTRM: 201

Northern District of California - Oakland
Division
United States Bankruptcy Court
1300 Clay Street, Suite 300
Oakland, CA 94604-1426

The above-captioned matter came on for hearing on September 28, 2007, at 11:00 a.m., in courtroom 201, upon the Motion of Home123 Corporation, its successors and/or assigns ("Movant"), for relief from the automatic stay of 11 U.S.C. § 362, to enforce its interest in the property of ANITA BEALL CARR ("Debtor") commonly known as 11801 Bloomington Way, Dublin, California 94568 (the "Real Property"), which is legally described as follows:

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1 LOT 7, BLOCK C, TRACT 4668, FILED APRIL 23, 1981, IN
2 BOOK 126 OF MAPS, PAGE 88, ALAMEDA COUNTY
RECORDS.

3 ASSESSOR'S PARCEL NUMBER 941-2757-064

4 Appearances as noted on the record.

5 Based on the arguments of counsel, and good cause appearing therefor,

6 IT IS HEREBY ORDERED:

7 1. The automatic stay of 11 U.S.C. § 362, is hereby terminated as it applies to the
8 enforcement by Movant of all of its rights in the Real Property under Note and Deed of Trust;

9 2. Movant is authorized to foreclose its security interest in the Real Property under the
10 terms of the Note and Deed of Trust, and pursuant to applicable state law;

11 3. The 10-day stay provided by Bankruptcy Rule 4001 (a)(3) is waived;

12 4. Post-petition attorneys' fees and costs for the within motion may be added to the
13 outstanding balance of the subject Note as allowed under applicable non-bankruptcy law;

14 5. Upon foreclosure, in the event Debtor fails to vacate the Real Property, Movant may
15 proceed in State Court for unlawful detainer pursuant to applicable state law;

16 6. Movant may offer and provide Debtor with information re: a potential Forbearance
17 Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation
18 Agreement, and may enter into such agreement with Debtor. However, Movant may not enforce,
19 or threaten to enforce, any personal liability against Debtor if Debtor's personal liability is discharged
20 in this bankruptcy case; and

21 7. This Order shall be binding and effective despite any conversion of this bankruptcy
22 case to a case under any other chapter of Title 11 of the United States Code.

23 ** END OF ORDER **
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COURT SERVICE LIST

ATTORNEY FOR MOVANT

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DEBTOR(S)

Anita Beall Carr
11801 Bloomington Way
Dublin, CA 94568

DEBTOR(S) ATTORNEY

Curt F. Hennecke
1610 Arden Way #265
Sacramento, CA 95815

CHAPTER 7 TRUSTEE

Lois I. Brady
P.O. Box 12754
Oakland, CA 94604

U.S. TRUSTEE

U.S. Trustee
Department of Justice
1301 Clay Street, #690N
Oakland, CA 94612

JUNIOR LIENHOLDER(S)

Alameda County Secured Property Tax
1211 Oak Street
Oakland, CA 94612-4285